SCHEDULE (C.)—PART IV.—Rules concerning Buildings of the Second or Warehouse Class.

Warehouses, &c.—With regard to any building of the second class hereafter built or re-built, in reference to the capacity or contents thereof within the same inclosing walls: If such building contain more than 200,000 cubic feet, then such building must be divided by party-walls, so as that there be not in any one part of such building more than 200,000 cubic feet without party-walls.

Openings in Party-walls.—And with regard to buildings of the second class, in reference to openings through party-walls, such openings must not be made wider than six feet, nor higher than eight feet, unless in each case, and upon special evidence of necessity for convenience or otherwise, the official referee shall previously authorize larger openings. And the floor, and the jambs, and the head of every such opening must be composed of brick or stone, or iron-work throughout the whole thickness of the wall; and every such opening must have a strong wrought-iron door on each side of the party-wall, fixed and hung to such opening without wood-work of any kind; and such doors must not be less than one-fourth of an inch thick in the panels thereof; and each of such doors must be distant from the other not less than the full thickness of the party-wall.

Roofs.—And with regard to the roofs of buildings of the second class, in order to prevent the formation of curbed roofs to such buildings, the plane of the surface of the roof of every such building must not incline from the external or party-walls upwards at a greater angle than 60 degrees with the horizon.

SCHEDULE (C.)—PART V.—Requisites for determining the Rate to which any Building of the Third or Public Building Class is to be deemed to belong.

If any building of the third or public building class correspond in form or structure or disposition with a dwelling-house, then the rate thereof is to be determined by the same rules as the rates of the first or dwelling-house class; and the thicknesses of the external and party-walls, and the width of the footings thereof, are to be at the least four inches more than is hereby required for the external and party-walls, and the footings thereof, of buildings of the same rate of the first or dwelling-house class, unless the official referees, on special supervision in each case, shall otherwise appoint. But if it correspond in form or structure or disposition with a warehouse, or any building of the second class, then the rate thereof is to be determined by the same rules as the rates of the second or warehouse class; and the thickness of the external and party-walls, and the width of the footings thereof, are to be at the least four inches more than is hereby required for the external and party-walls, and the footings thereof of buildings of the same rate of the second or warehouse class, unless the official referees, on special supervision in each case, shall otherwise appoint. But if it do not correspond in form and structure, or in either, with buildings of the first or second classes, or any of them, then such building is to be subject, as to its walls or other construction, to the special approval of the official referees.

SCHEDULE (C.)—PART VI.—Rule concerning Fire-proof Accesses and Stairs to Buildings of the First and Third Classes.

With regard to buildings of the first class, wherof the internal stairs are of stone or other incombustible substance, such stairs must be set in, or be fixed to, and be wholly upborne by, fire-proof constructions, and must be connected internally by landings, the floors of which are fire-proof, and wholly upborne and supported by fire-proof constructions, and must be connected with the exterior entrance by passages, the floors of which are fire-proof, and wholly upborne and supported by fire-proof constructions. And with regard to buildings of the third class, the floors of the halls, vestibules, lobbies, corridors, passages, and the stairs and landings, and all other ways of ingress and egress within the building to and from all rooms or apartments used for public congregation, and to and from all galleries being part of, or being connected with, any such room or apartment, must be wholly supported, constructed, formed, made, and finished fire-proof.

SCHEDULE (C.)—PART VII.—Rules concerning attached and detached and insulated Buildings, as to the Rates and Walls thereof.

Attached Buildings and Offices.—With regard to buildings or offices now built or hereafter to be built (except greenhouses, vineries, aviaries, or such like buildings), and that, whether such buildings or offices be attached to or detached from the buildings to which they belong. Every such building is to be deemed, in respect of the walls thereof, and all other requisites, as a building of the rate to which it would belong if it had been built separately.

Insulated Buildings.—And with regard to buildings of the first or dwelling-house class, and of the second or warehouse class, which shall be insulated, so far as relates to the distance thereof from a public street or way,—every such building must be distant from any public street or alley one-third of the height thereof at the least; and if the building do not exceed twenty-four feet in height,—then it must be so distant at the least eight feet; and with regard to such building, so far as relates to the distance thereof from any other building, or from ground not in the same possession or occupation therewith, or connected therewith only by a fence or fence-wall, it must be distant from such other building or such other ground at the least 30 feet; and if such building be so distant from a public street or alley, and from any other building, or from ground not in the same possession or occupation therewith,—then such building is not to be liable in respect of the dimensions and materials thereof to the rules and directions of this Act.

Insulated Buildings afterwards divided.—Provided always, that if any such building be hereafter divided into two or more distinct buildings, and the several parts of such buildings so divided be not at the aforesaid distance from each other, and, from other buildings and ground, then such several parts must be separated from each other by such party-walls as are herein prescribed for the rates to which such several parts, if adjoining, would belong. And if such requisites be not observed, then such several parts of such buildings in respect of which they are not so observed, shall be deemed a public nuisance, and as such be taken down, according to the provisions of this Act in that behalf.

Toll-houses, &c.—And with regard to certain buildings which shall be built for the purposes of trade or the collection of toll, if such buildings be situate fifteen feet at the least from any other building, and do not cover an area of more than one square and one half, and the height thereof do not exceed twelve feet from the ground to the highest point of the roof, then every such building may be inclosed with any materials whatsoever; but the roof thereof must be covered as herein directed with regard to roofs, and the chimney and flue (if any) must be built as herein directed with regard to chimneys and flues.

SCHEDULE (D.)—PART I.—Rules concerning Walls, of whatever kind.

Foundations.—With regard to the foundations of walls,—every external wall, and every party-wall, and every party fence-wall, must be built upon a constructed footing, based upon solid ground, or upon other sufficient foundation.

Footings.—With regard to footings of walls, in reference to the materials thereof, to the width thereof, to the height thereof above the foundation, and to the depth below the surface:—

Materials.—1. In reference to the materials thereof:—Every footing must be built, either of sound bricks or of stone, or of such bricks and stone together, laid in and with mortar or cement in such manner as to produce solid work.

Width.—2. In reference to the width thereof:—The bottom of the footing of every external wall and party-wall of the first rate must be at the least seventeen and a half inches wider than the wall standing thereon; and the bottom of every footing of every external wall and party-wall of the second and third rates must be at the least thirteen inches wider than the wall standing thereon; and the bottom of the footing of every external wall and party-wall of the fourth rate, and of every party fence-wall, must be at the least eight and a half inches wider than the wall standing thereon. The top of the footing of every party fence-wall, and of every external wall and party-wall, must be at the least four inches wider than the wall standing thereon.

Height.—4. In reference to the height above the foundation:—The footing of every external wall and party-wall of the first rate must be at the least eleven inches high above the foundation. The footing of every external wall and party-walls of the second and third rates, must be at the least eight inches high above the foundation. The footing of every party fence-wall and of every external wall and party-wall of the fourth rate must be at the least five inches high above the foundation.

Depth below Ground.—5. In reference to the depth thereof below the surface of the lowest ground or area adjoining:—The top of the footing of every party fence-wall and of every external wall and party-wall must be at the least three inches below such surface.

Depth below lowest Floor.—6. In reference to the depth thereof below the surface of the lowest floor adjoining or intended to adjoin thereto:—The top of the footing of every external wall and party-wall must be at the least nine inches below such surface; and in any building of the first class the surface of the earth or of any paving on the outside (except the pavement of any public way) must not at any time be raised to within six inches of the surface of the lowest or first floor of such building.

Thicknesses of inclosing Walls to Stories of Buildings of whatever Rate.—With regard to the inclosing walls to stories of buildings of the first and second classes, each of the inclosing walls of any such story throughout the whole height thereof, from the top of the footing up to the top of such story, and with all the sets off in addition required for such wall, to whatever rate or whichever class it may belong, and throughout at the least one-third of the whole length of such wall, in piers properly distributed, must be of the following dimensions (unless cross or return walls, coursed and bonded with the inclosing walls, shall in the opinion of the official referees, upon special application to them in each particular case, give sufficient strength with less thickness in such inclosing walls); that is to say,—as to first-class buildings:—If the story be in height more than 11 feet, then the thickness of its inclosing walls must be at the least 13 inches. Or if the story be in height more than 15 feet, then the thickness of its inclosing walls must be at the least 17½ inches. As to second-class buildings:—If the story be in height more than 9 feet, then the thickness of its inclosing walls must be at the least 13 inches. Or if the story be in height more than 12 feet, then the thickness of its inclosing walls must be at the least 17½ inches. Or if the story be in height more than 15 feet, then the thickness of its inclosing walls must be at the least 21½ inches. Or if the story be in height more than 18 feet, then the thickness of its inclosing walls must be at the least 26 inches. Nevertheless as to any external wall of any building of the first class in which there are no apertures or recesses,—if there be another external wall and a cross wall of not less than 8½ inches thick coursing and bonding with such external wall, or if two such cross walls occur within a length of 24 feet of such wall, then such external wall may be built of the thickness of 13 inches, of any height not exceeding 18 feet, within any story, although the rate of the wall may require a greater thickness, but always upon condition that the substructure of such wall is 4 inches thicker at the least than such superstructure, and vertically under it. And also if any such wall be abutted by cross or return walls within a length of 12 feet, and if not more than one aperture or recess occur within such length of 12 feet, and not more than one-half the quantity in length be taken out of such compartment of a wall by any such aperture or recess, then such external wall may be built of any thickness not less than 13 inches, notwithstanding the rate of such wall may require a greater thickness.

SCHEDULE (D.)—PART II.—EXTERNAL WALLS.

Construction and Materials.—And with regard to the component materials of external walls to buildings of whatever class,—every such wall must be built of sound bricks or of stone, or of such bricks and stone together, laid in and with mortar or cement in such manner as to produce solid work; and every such wall must be carried up of its full thickness to the under side of the plate under the roof. Nevertheless, in such walls, besides all requisite openings for doors and windows, recesses may be formed, so that the back thereof be of the thickness of eight inches and a half at the least, and so that the stability and sufficiency of the wall be not injuriously affected by making such recesses. And with regard to other substances than the component materials of external walls,—There may be such wood and iron as shall be necessary. And every plate, lintel, bond, corbel, being of wood, and every wood-brick laid into any external wall, and all ends of joists, of girders, and of the heads and sills of partitions running into any external wall, must be fixed at a distance from the external face of the wall of four inches at the least. And the frames of doors and windows must be fixed in reveals at a distance from the external face of the wall of four inches at the least. And shop fronts must be fixed in such manner as is herein specially directed. And the tiers of door cases to warehouses must be fixed in the openings left in such walls at a distance from the external face of the wall of two inches at the least. But no timber must be laid into any external wall in such manner or of such length as to render the part of the wall above it wholly or in great part dependent upon the wood for support, or so that any such wood might not be withdrawn without endangering the safety of the superincumbent structure, except in the case of breastsummers.

Height and Thickness of Parapets.—And with regard to external walls, in reference to the height and thickness of any parapet thereon—If an external wall adjoin a gutter, then such external wall must be carried up, and remain one foot at the least above the highest part of such gutter. And the thickness of an external wall so carried up above the level of the under side of the gutter plate, and forming a parapet, must be at the least,—In every such wall of the extra first rate of the first class, and in every such wall of the first rate of the second class, 13 inches thick; and—In every other external wall, of whatever rate or whichever class, 8½ inches thick.

Breastsummers.—With regard to every breastsummer fixed to carry any front wall of a building,—if such breastsummer have a bearing at one end upon a party-wall,—then it must be laid upon a template or corbel of stone or iron, which template or corbel must be tailed through such wall at least two-thirds of the thickness thereof; and the end of such breastsummer must not be fixed into, and must not have its bearing solely upon such party-wall, but must be supported by a sufficient pier built of brick or stone, or by an iron column, or iron or timber story-post fixed on a solid foundation. And if any such breastsummer have its bearing at each end upon a party-wall, then it must be supported by at least two sufficient piers built of brick or stone, or by iron columns, or by iron or timber story-posts fixed on solid foundations, and standing within and clear of the party-walls. Or any such breastsummer may bear upon constructed returns in the direction of the length of the breastsummer of four inches at the least, coursed and bonded with the substance of the party-wall or party-walls; and such constructed returns must be increased one inch at the least for every six feet in length that the breastsummer may be otherwise unsupported. And if the height of the under side of any breastsummer laid from party-wall to party-wall to carry any external wall exceed 15 feet from the surface of the public foot pavement in front of the building, then there must be constructed returns in the direction of the length of the breastsummer from the inside of each party-wall of 8½ inches at the least, and at the least of the full thickness of such breastsummer; and every such return must be increased one inch at the least for every foot or part of a foot the breastsummer may be in height from the surface of the public foot pavement more than 16 feet, whether the breastsummer be otherwise supported or not.

Materials to be used in Repairs.—And with regard to old external walls or other external inclosures of any building already built, in reference to materials to be used in the repair thereof; If any such wall or inclosure be not built of the materials required by this Act for external walls or other external inclosures hereafter to be built, then every part of such wall or other external inclosure (except the inclosure of roofs, and the flats, gutters, dormers, turrets, lantern-lights, and other erections thereon), may be at all times thereafter repaired with materials of the same sort as those of which such external wall or inclosure has been already built.

Materials to be used in Rebuilding.—But if any such external wall or inclosure be at any time hereafter taken down or otherwise demolished for the height of one story, or for a space equal to one-fourth of the whole surface of such external wall, then every part thereof, not built in the manner and of the several materials by this Act directed for external walls, must be taken down; and the same must be rebuilt in such manner, and of such materials, and in all respects as by this Act directed for external walls hereafter to be built, according to the class and rate of the building to which such external wall or inclosure shall belong.

External Wall used as a Party-wall.—And with regard to external walls to be used as party-walls to any building adjoining thereto (except an attached building

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